

Neighborhood Planning Advisory Committee

NEIGHBORHOOD PLAN UPDATES SUBCOMMITTEE REPORT

(Date)

SUBCOMMITTEE MEETING(S), TOPICS AND ATTENDEES

The Neighborhood Plan Updates Subcommittee met on August 12, 2009 to discuss revisions to the adopted draft of the Subcommittee's recommendations to reflect comments made in the July NPAC meeting. In attendance were Subcommittee members Heidi Oien, Sharon Meeks, and John Coney.

SUMMARY OF SUBCOMMITTEE DISCUSSION

- A paragraph was added to the General Philosophy section of the Report to comment on the need for a multi-departmental task force to offer guidance on the Neighborhood Planning Review/Revision process, so that departments other than DPD are involved on an on-going basis.
- The Subcommittee responded to the comments from some NPAC Members regarding Incentive Zoning by rewriting the relevant paragraphs to address more generalized forms of zoning law changes in a way that would be appropriate to most urban villages.
- The Subcommittee edited the paragraph that addressed townhouse development to be more general regarding "ground-level housing" to include forms of housing that may be enabled by revision of the building code.
- Other clarifications were made.

DISCUSSION ITEMS FOR NPAC

- Do you agree that the more generalized approach to zoning changes and building code changes is sufficient to reflect the wishes of the full body as advice to neighborhood stakeholders and to City departments.

ACTIONS/DECISIONS/DIRECTION NEEDED FROM NPAC

DETAIL

The Subcommittee proposes that NPAC adopt the following report:

6/5/09 DRAFT NEIGHBORHOOD PLANS UPDATE TOPICS

Per NPAC Updates Subcommittee

• GENERAL PHILOSOPHY

- Every neighborhood reflected in the existing Neighborhood Plans is different with a particular history, culture mix, physical assets, community services, public realm features.
- Each neighborhood has unique demographics, existing growth targets, a mix of market rate and subsidized housing, and under-utilized land.
- Revised Neighborhood Plans should include listing of the neighborhood's existing physical assets and needed assets. Recommendations on which assets to save/conserves, which to replace, which to add.
- Each Neighborhood Plan should contain the City's revised growth targets
- Each Neighborhood Plan should contain revised Goals, Policies, and Strategies for achieving the goals related to livability, sustainability, walkability, health, education, reducing car dependency, economic vitality, job creation.
- Each Neighborhood Plan should contain an updated neighborhood history section, so it is known what has changed for that set of neighborhoods.

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- Neighborhoods with plans that accept new population and job spaces should prioritize needed urban infrastructure, public facilities, public services that relate to serving additional population.
- Neighborhoods should have funding to utilize professionals in revising their plans, creating/revising Neighborhood Design Guidelines, Streetscape Plans, etc.
- Provide elements in the Neighborhood Plan or call for subsequent planning that empowers the Sector's Design Review Boards to improve the appearance, ambience, and vibrancy of the neighborhood: neighborhood-based recommendations for neighborhood-based Incentive Zoning, design guidelines, streetscape plans, public art plans.
- A neighborhood plan could request prioritized goals for Incentive Zoning zoning and building code changes where appropriate.
- All station areas need to be as complete as possible with a diversity of uses/businesses, services, housing types. The station area developments should encourage diverse housing and businesses that encourage that serve a population with diverse cultures, incomes, age categories.
- The Plan Updates should be web-based (to some degree depending on neighborhood preferences and should contain important links to other sources of neighborhood information in the planning area: design guidelines, streetscape guidelines, earlier neighborhood planning documents and graphics, stewardship organizations websites, etc. The DPD website should have a site-map that allows easy access to all the Neighborhood Plans by clicking on any neighborhood planning area on the map.
- Encourage the City to establish an interdepartmental task force to guide Neighborhood Planning efforts along with neighborhood stakeholders.

A CHECKLIST OF TOPICS FOR STAKEHOLDERS INVOLVED IN NEIGHBORHOOD PLAN REVIEW AND REVISION TO CONSIDER

- *LAND USE*
- **Be active in the development of zoning law changes that would change or retain the character of your urban village or urban center. Revisions in the multifamily Building Code for both townhouse construction and larger multifamily structures are underway. Stakeholders active in Neighborhood Plan Review and Revision for their planning areas should be aware of proposed changes and how they could affect their urban village or urban center.**
- Consider zoning law that could provide new public or private open space, particularly in dense neighborhoods within your planning area.
- Consider zoning and zoning law changes that could offer lower rents or other advantages to new or old locally-owned businesses in new projects in urban villages or urban centers.
- Utilize Transfer of Development Rights strategies where appropriate in neighborhood plans to conserve land for the public good in urban villages and urban centers.
- Specify in the neighborhood plan future development of Neighborhood Design

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Guidelines or Streetscape Guidelines to aid the sector's Design Review Board in making new building development more appropriate to the neighborhood character areas.

- Facilitate spaces for new public facilities by allowing additional building height or volume in exchange for public facility space(s) in urban villages or urban centers.

TRANSPORTATION

Based on the listed tasks and strategies, it appears there is a greater emphasis on integrating mass transit and using the Transit Master Plan, Pedestrian Master Plan, and Bicycle Master Plan as springboards for more detailed recommendations to increase transit use and alternatives to the car.

Review transportation element of Neighborhood Plan for consistency with the growing body of policy and plan direction to enhance alternatives to auto use. Review the relevant recommended improvements in the recently complete master plans, establish neighborhood priorities; and add specificity and/or needed neighborhood guidance on select priorities. Where significant new transit investments are planned, consider transportation within the context of integrating land use and transportation within the station area.

Considerations for urban villages with station areas:

Consider elements in station area that are complementary to less dense parts of the neighborhood beyond the urban village boundary.

- Bike/ped routes to extend the quarter-mile access to station(s).
- Drop-off facilities at station.
- Bike storage/maintenance at station
- Directional signage for bike/pedestrian routes

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Considerations for all revised Neighborhood Plans:

- Evaluate mass transit and bus connections to other key urban villages and urban centers.
- Review neighborhood bike/ped facilities/routes for conformity with Seattle Bicycle and Pedestrian Master Plans.
- Evaluate bike/ped facilities/routes improvement potential as supported in those Master Plans.
- Designate needs for bike/ped connections to key trail system components.
- Evaluate need for a designated transit hub in the urban village or urban center.
- Evaluate bus stop locations, bus shelter needs.
- Encourage electrification of transit.
- Designate need for improved transit service hours to specific destinations from the neighborhood.
- Consider parking needs for local businesses.
- Provide for development of Neighborhood Streetscape Plans for pedestrian overlay zones.
- Evaluate pedestrian safety and pedestrian level of service for crossings at key urban village/urban center intersections. Develop recommendations for improved safety features, aesthetic appearance of key crosswalks.

HOUSING

- Specify need to develop Neighborhood Design Guidelines that encourage integration of affordable housing units into market rate residential projects.
- Evaluate need for additional dwelling units (ADUs) in your planning area.
- Specify need to develop Neighborhood Design Guidelines that encourage ground-level housing designs that are appropriate to your single-family zoned neighborhoods.
- Consider the physical transition between multi-family and single-family blocks or land parcels in your planning area.

CAPITAL FACILITIES, EXISTING AND NEEDED FOR INCREASING DENSITY

Parks
Libraries
Public K-12 Schools
Higher Education/Job Training
Fire/Emergency Services Sites
Recreation Centers
Service Centers
Health Services

UTILITIES

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- Underground or co-locate with public facilities or housing new or renovated power sub-stations.
- Designate pedestrian walkways for pedestrian lighting, bus stop lighting.
- Reduce unsightly pole-located transformers adjacent to public open spaces.

ECONOMIC DEVELOPMENT

- Recommend Business Improvement District where appropriate.
- Recommend establishment of a Land Use Committee comprised of representatives from Neighborhood Plan stewardship groups.

HUMAN DEVELOPMENT

- Public Schools K-12
- Community College space
- Job re-training space
- Higher education sub-campus space
- Health care/wellness facilities

CULTURAL RESOURCES

- Improve/construct Rec. Centers
- Improve/construct childrens play facilities, other park facilities.
- Specify that live/work units suitable for artist lofts be among preferred residential unit types – an element in a Neighborhood Design Guidelines proposal.
- Provide for historic preservation recommendations for appropriate structures or for a contiguous character area.
- Provide for a public art program with a suitable neighborhood arts organization.
- Develop recommendations for a Neighborhood Design Guidelines document that encourage appropriate public art for the neighborhood in new development projects.
- Consider designation of an Arts Zone Overlay District.

ENVIRONMENT

- Utilize Incentive Zoning to encourage developers to provide public open space at street level, view corridors, improved streetscapes.
- Identify sites that are not practical for development in the future that can be acquired for public open space, recreation, pea-patch farming, bike station, etc.
- Specify preference for appropriate sustainable design standards in new construction.
- Consider recommendations in a Neighborhood Plan to utilize the LEED ND concepts which address sustainability of large-scale development (bigger than a single building and often for entire neighborhoods). LEED ND concepts include: compact development, prioritizing brownfield redevelopment, historic preservation, reduced parking footprint, local food production, animal habitat restoration, and innovative storm water systems.
- - Investigate neighborhood planning opportunities for more sustainable, "low impact development", creek day-lighting, natural storm water management in new street improvement and large development plans.
- Investigate opportunities for partnerships to build energy-efficient district heating and cooling (shared between several buildings) or renewable energy sources.
 - Investigate opportunities for creation or restoration of wildlife habitat.

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